

Planning & Zoning Commission Meeting
Minutes of March 7, 2012
1st Floor North Conference Room - City Hall

Present: Chairman Mark C. Brooks, Jeremy Goldstein, Jane Gianvito Mathews, Holly P. Shriner and Paul Smith

Absent: Vice-Chairman Nathaniel Cannady and Ms. Kristy Carter

Pre-Meeting - 4:30 p.m.

The Commission (1) reviewed several elements of their upcoming annual retreat; (2) asked staff to confirm term expiration dates; and (3) asked several questions about the subdivision on the agenda.

Regular Meeting - 5:00 p.m.

Chairman Brooks called the meeting to order at 5:00 p.m. and informed the audience of the public hearing process.

Administrative

- ? Ms. Shriner moved to approve the minutes of the February 1, 2012, meeting with two typographical errors. This motion was seconded by Ms. Mathews and carried unanimously by a 5-0 vote.

Agenda Items

- (1) Preliminary plat review for a modification request to reduce the required width of a flag lot for the project identified as 15 Cisco Road (2 lots). The property owners are Michael Poulos and Julie Lehman and the contact is Robert Brady. The property is identified in the Buncombe County Tax Records as PIN 9658.68-7957.**

Urban Planner Nate Pennington oriented the Commission to the site location and said that the property owner is requesting a subdivision modification for the reduction to the flag pole width on Lot 2 of the minor subdivision located on Cisco Road pursuant to Section 7-11-2(j)(1)(c)(2) of the Unified Development Ordinance (UDO).

Per the recently adopted Level II review process, subdivision modifications are reviewed by the Planning & Zoning Commission; however, this review is limited to an evaluation of the technical standards only. This request was reviewed by the Technical Review Committee on February 6, 2012, and was approved with conditions.

The subject property is zoned RS-4 and contains one single-family residence. The applicant proposes to subdivide the subject property to include one lot with the existing dwelling (Lot 1), and an additional flag lot (Lot 2). Both lots will meet the minimum size requirement of 10,000 square feet for the RS-4 zoning district.

Lot 2 proposes a reduction from the required 20-foot width at the publicly maintained street to an 18.01 foot width. Lot 1 proposes a ten percent reduction to the lot width as approved by a flexible development application (not covered under this review – approved February 8, 2012), resulting in a 72.16 foot width.

Mr. Pennington responded to some questions raised by the Commission.

Mr. Rob Brady, surveyor, spoke in support of the subdivision modification.

Chairman Brooks opened the public hearing at 5:05 p.m. and when no one spoke, he closed the public hearing at 5:05 p.m.

Based on the above findings and the analysis provided in the report, Ms. Shriner moved to recommend approval of the modification request to reduce the required width of a flag lot for the project identified as 15 Cisco Road, subject to Technical Review Committee conditions. This motion was seconded by Mr. Goldstein and carried unanimously on a 5-0 vote.

(2) Request to rezone the properties located at 157 and 163 Craven Street from Urban Place District to River District. The petitioner is French Broad River Group, LLC and the contact is Joe Ferikes. The properties are identified as PINs 9638-78-8092, 9638-88-0138 and 9638-88-2312.

Urban Planner Julia Fields oriented the Commission to the site location and said that the French Broad River Group, LLC has petitioned the City to rezone three properties along Craven Street, west of the French Broad River and Riverside Drive from Urban Place (UP) District to River District. The site of the former WNC Stockyards, these properties were among twelve properties in the River District that were rezoned in 2007 from River District to Urban Place, a newly created district. The purpose of this district is to foster higher density, mixed-use development in particular on properties in or near the French Broad and Swannanoa Rivers. At the time it was believed that this rezoning would encourage redevelopment of this site.

Having marketed the site for a number of years with its present zoning, in February of this year the owner/manager of the three properties along Craven Street petitioned the City to have these parcels rezoned back to River District. The petitioner indicated that because the River District allows for greater flexibility in use and development design than is found in the Urban Place District, that rezoning back to River should help in the marketing and ultimate redevelopment of this site. Additionally, the property is bisected by another property zoned River District that was not rezoned in 2007 creating an awkward development situation. Another property south of the site and owned by the same LLC is also zoned River. The petitioner would prefer that all the properties be zoned the same - River District.

The property is 5.54 acres in size and is entirely within the regulated 100 year floodplain. A portion of one of the properties along the French Broad is located in the floodway as well. The property was adopted into the Regional Brownfields Initiative in January of 2011 making it eligible for revolving loan funds for any needed cleanup. A small restaurant and a number of large vacant storage warehouses are located on the site.

If the property is rezoned to River District it still would be subject to design standards. Any proposed development would have to be reviewed and approved under the River District Design Review processes.

The staff finds the request to be reasonable and recommends approval of this rezoning request.

Mr. Joe Ferikes spoke in support of the rezoning and said that if anything is built on the property it would be in keeping with the Wilma Dykeman Riverway Plan.

Chairman Brooks opened the public hearing at 5:12 p.m. and when no one spoke, he closed the public hearing at 5:12 p.m.

Based on the above findings and the analysis provided in the report, Mr. Smith moved to recommend approval of rezoning 157 and 163 Craven Street from Urban Place District to River District. This motion was seconded by Ms. Mathews and carried unanimously by a 5-0 vote.

Other Business

Mr. Timothy Sadler requested the Commission to consider expanding the sustainability density bonus area from 1/8 mile to perhaps ¼ or ½ mile. Assistant Planning & Development Director Shannon Tuch responded that to date staff has had no applications for the density bonus and felt that they will be reviewing this in the future to see if the area is too restrictive.

Chairman Brooks announced the Planning & Zoning Commission retreat on March 15, 2012, at 8:30 a.m. in the US Cellular Center Banquet Room; and the Commission's next formal meeting on April 4, 2012.

Adjournment

At 5:20 p.m., Chairman Brooks adjourned the meeting.